

# UNITC

## WOOLBOROUGH LANE

Crawley RH10 9AG

UNIT C1 LET  
TO GSF CAR PARTS



[woolboroughlane-crawley.co.uk](http://woolboroughlane-crawley.co.uk)

# TO LET

4 fully refurbished warehouse units  
7,545-45,378 sq ft (701-4,216 sq m)



## **DESCRIPTION**

Industrial / warehouse accommodation of steel portal frame construction with clad elevations and roof.

The units have been extensively refurbished and include new offices, air conditioning, shower and WC facilities.

Each unit benefits from electric loading doors, translucent roof lights, LED lighting, loading and parking. Units can be combined.

There are ground floor offices and WCs within each unit.

## FEATURES



Secure site



6m clear eaves height



Electric loading doors



Quality offices with suspended ceilings



2 EV charging points per unit



Male, female & disabled WCs



New showers



98 car parking spaces (1:463 sq ft)



EPC A



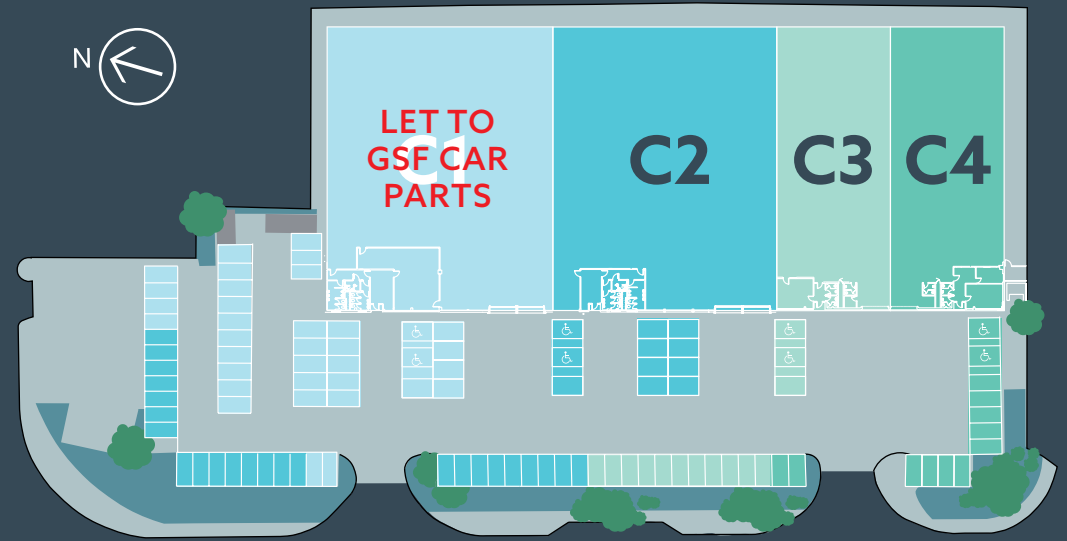
## ACCOMMODATION

All measurements are GIA.

Unit	Industrial	Office / welfare	Total
<b>C1</b>	13,386 sq ft (1,244sq m) <b>LET TO GSF CAR PARTS</b>	1,760 sq ft (164 sq m)	15,146 sq ft (1,408 sq m)
<b>C2</b>	14,350 sq ft (1,333 sq m)	745 sq ft (69 sq m)	15,095 sq ft (1,402 sq m)
<b>C3</b>	6,777 sq ft (630 sq m)	768 sq ft (71 sq m)	7,545 sq ft (701 sq m)
<b>C4</b>	6,811 sq ft (633 sq m)	781 sq ft (72 sq m)	7,592 sq ft (705 sq m)
<b>Total</b>	41,324 sq ft (3,839 sq m)	4,054 sq ft (377 sq m)	45,378 sq ft (4,216 sq m)

## TERMS

New full repairing and insuring leases are available on rental terms to be agreed.



KEY

 Amenities

 Occupiers



LONDON  
GATWICK  
AIRPORT

Gatwick  
Airport  
Station

Elekta Premier Inn

virgin atlantic

Deloitte.

DIGITAL REALTY

JOHNSONS

DFW  
DF Warehouses Ltd

WOOLBOROUGH  
LANE

UNITC  
WOOLBOROUGH  
LANE

Rentokil

ups

SPACES.

Rentokil

Crawter's  
Brook Park

Dreams

DX

Lookers Mercedes-Benz

varian

AEROTRON

CATESHAM

Nestlé

BDO

sivantos  
the hearing company

KIER

torrent  
PHARMA

South East Coast Ambulance Service  
NHS

ALM

GATWICK ROAD

NAPIER WAY

A2011 CRAWLEY AVENUE

Three Bridges Station & Crawley Town Centre

Hazelwick  
Roundabout

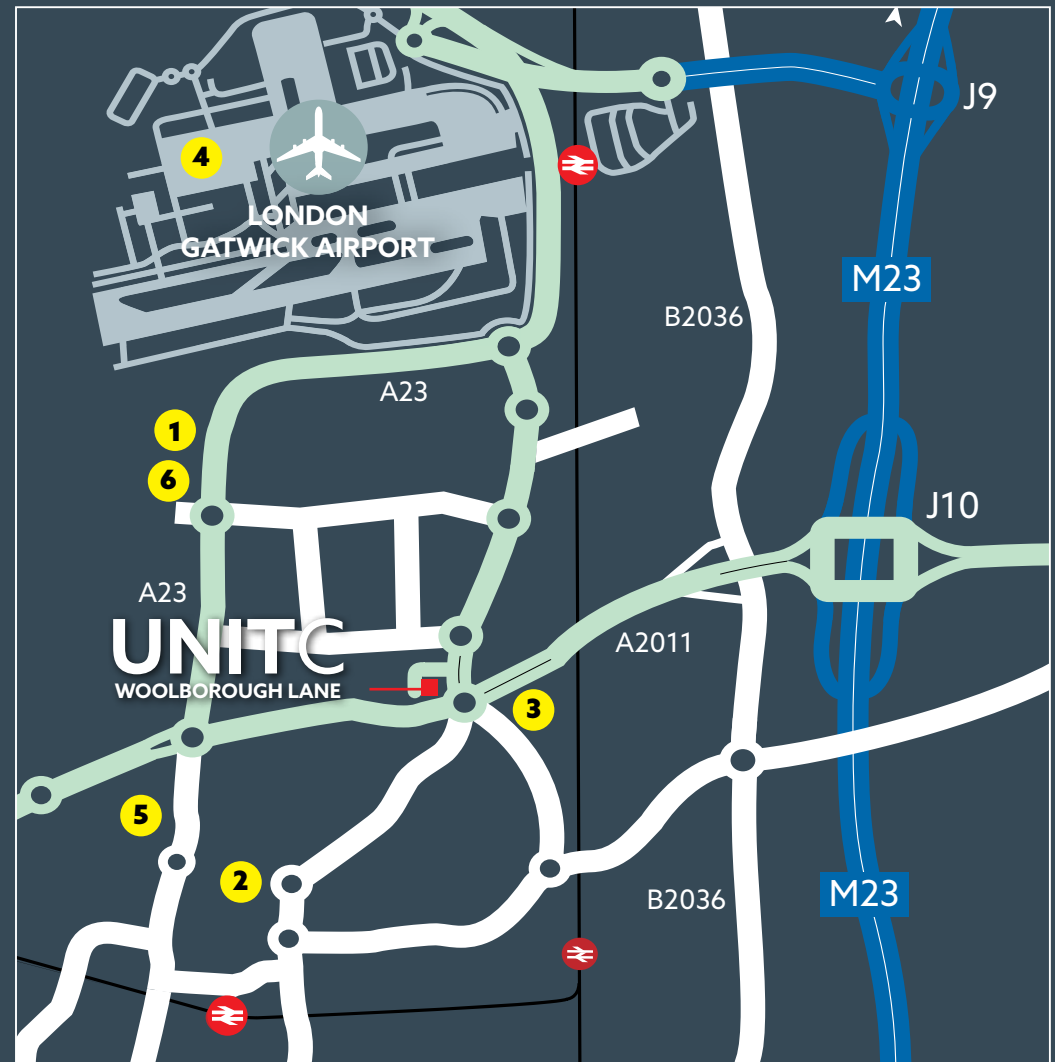
M23  
J10

## LOCATION

Woolborough Lane is located off Gatwick Road, on the Manor Royal Estate.

Gatwick Airport is 4 miles to the north and the units benefit from excellent access to the M23 and M25 Motorway networks.

what3words: chart.menu.lights



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